

Fill in this information to identify your case and this filing:

Debtor 1 John Wei  
First Name Middle Name Last Name  
Debtor 2  
(Spouse, if filing) First Name Middle Name Last Name  
United States Bankruptcy Court for the: EASTERN DISTRICT OF PENNSYLVANIA  
Case number 23-13678

☒ Check if this is an amended filing

## Official Form 106A/B Schedule A/B: Property

12/15

In each category, separately list and describe items. List an asset only once. If an asset fits in more than one category, list the asset in the category where you think it fits best. Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). Answer every question.

### Part 1: Describe Each Residence, Building, Land, or Other Real Estate You Own or Have an Interest In

1. Do you own or have any legal or equitable interest in any residence, building, land, or similar property?

- ☐ No Go to Part 2.  
☒ Yes Where is the property?

1.1

426 Morris Street

Street address, if available, or other description

Philadelphia PA 19148  
City State ZIP Code

Philadelphia  
County

What is the property? Check all that apply.

- ☐ Single-family home  
☐ Duplex or multi-unit building  
☐ Condominium or cooperative  
☐ Manufactured or mobile home  
☐ Land  
☐ Investment property  
☐ Timeshare  
☐ Other

Who has an interest in the property? Check one.

- ☐ Debtor 1 only  
☐ Debtor 2 only  
☐ Debtor 1 and Debtor 2 only  
☒ At least one of the debtors and another

Do not deduct secured claims or exemptions. Put the amount of any secured claims on Schedule D: Creditors Who Have Claims Secured by Property.

Current value of the entire property? \$257,000.00  
Current value of the portion you own? \$128,500.00

Describe the nature of your ownership interest (such as fee simple, tenancy by the entireties, or a life estate), if known.  
Joint tenant

☐ Check if this is community property (see instructions)

Other information you wish to add about this item, such as local property identification number:

50% ownership

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1.2 If you own or have more than one, list here:

901 N. Penn Street, F1307

Street address, if available, or other description

Philadelphia PA 19123

City State ZIP Code

Philadelphia

County

What is the property? Check all that apply

- ☐ Single-family home  
☐ Duplex or multi-unit building  
☐ Condominium or cooperative  
☐ Manufactured or mobile home  
☐ Land  
☐ Investment property  
☐ Timeshare  
☐ Other \_\_\_\_\_

Who has an interest in the property? Check one

- ☐ Debtor 1 only  
☐ Debtor 2 only  
☐ Debtor 1 and Debtor 2 only  
☒ At least one of the debtors and another

Other information you wish to add about this item, such as local property identification number:

Do not deduct secured claims or exemptions. Put the amount of any secured claims on Schedule D: Creditors Who Have Claims Secured by Property.

Current value of the entire property?  
\$150,000.00

Current value of the portion you own?  
\$75,000.00

Describe the nature of your ownership interest (such as fee simple, tenancy by the entireties, or a life estate), if known.  
tenancy by entirety

☐ Check if this is community property (see instructions)

1.3 If you own or have more than one, list here:

1702 S. 4th Street

Street address, if available, or other description

Philadelphia PA 19148

City State ZIP Code

Philadelphia

County

What is the property? Check all that apply

- ☐ Single-family home  
☐ Duplex or multi-unit building  
☐ Condominium or cooperative  
☐ Manufactured or mobile home  
☐ Land  
☐ Investment property  
☐ Timeshare  
☐ Other \_\_\_\_\_

Who has an interest in the property? Check one

- ☐ Debtor 1 only  
☐ Debtor 2 only  
☐ Debtor 1 and Debtor 2 only  
☒ At least one of the debtors and another

Other information you wish to add about this item, such as local property identification number:

Do not deduct secured claims or exemptions. Put the amount of any secured claims on Schedule D: Creditors Who Have Claims Secured by Property.

Current value of the entire property?  
\$315,000.00

Current value of the portion you own?  
\$157,500.00

Describe the nature of your ownership interest (such as fee simple, tenancy by the entireties, or a life estate), if known.  
Joint tenant

☐ Check if this is community property (see instructions)

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1.4 If you own or have more than one, list here:

347 Unruh Avenue

Street address, if available, or other description

Philadelphia PA 19111

City State ZIP Code

Philadelphia

County

What is the property? Check all that apply

- ☐ Single-family home  
☐ Duplex or multi-unit building  
☐ Condominium or cooperative  
☐ Manufactured or mobile home  
☐ Land  
☐ Investment property  
☐ Timeshare  
☐ Other \_\_\_\_\_

Who has an interest in the property? Check one

- ☐ Debtor 1 only  
☐ Debtor 2 only  
☐ Debtor 1 and Debtor 2 only  
☒ At least one of the debtors and another

Do not deduct secured claims or exemptions. Put the amount of any secured claims on *Schedule D: Creditors Who Have Claims Secured by Property*.

Current value of the entire property?  
\$200,000.00

Current value of the portion you own?  
\$100,000.00

Describe the nature of your ownership interest (such as fee simple, tenancy by the entireties, or a life estate), if known.

Joint tenant

☐ Check if this is community property (see instructions)

Other information you wish to add about this item, such as local property identification number:

2. Add the dollar value of the portion you own for all of your entries from Part 1, including any entries for pages you have attached for Part 1. Write that number here.....=>

\$461,000.00

**Part 2: Describe Your Vehicles**

Do you own, lease, or have legal or equitable interest in any vehicles, whether they are registered or not? Include any vehicles you own that someone else drives. If you lease a vehicle, also report it on *Schedule G: Executory Contracts and Unexpired Leases*.

3. Cars, vans, trucks, tractors, sport utility vehicles, motorcycles

- ☒ No  
☐ Yes

4. Watercraft, aircraft, motor homes, ATVs and other recreational vehicles, other vehicles, and accessories  
Examples: Boats, trailers, motors, personal watercraft, fishing vessels, snowmobiles, motorcycle accessories

- ☒ No  
☐ Yes

5. Add the dollar value of the portion you own for all of your entries from Part 2, including any entries for pages you have attached for Part 2. Write that number here.....=>

\$0.00

**Part 3: Describe Your Personal and Household Items**

Do you own or have any legal or equitable interest in any of the following items?

Current value of the portion you own? Do not deduct secured claims or exemptions.

6. Household goods and furnishings

Examples: Major appliances, furniture, linens, china, kitchenware

- ☐ No  
☒ Yes. Describe....

Miscellaneous Furniture

\$1,000.00

7. Electronics

Examples: Televisions and radios; audio, video, stereo, and digital equipment; computers, printers, scanners; music collections; electronic devices including cell phones, cameras, media players, games

- ☐ No  
☒ Yes. Describe....

Apple Cell Phone - Iphone 13

\$300.00

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**8. Collectibles of value**

Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; stamp, coin, or baseball card collections; other collections, memorabilia, collectibles

- ☒ No  
☐ Yes. Describe.....

**9. Equipment for sports and hobbies**

Examples: Sports, photographic, exercise, and other hobby equipment; bicycles, pool tables, golf clubs, skis; canoes and kayaks; carpentry tools; musical instruments

- ☒ No  
☐ Yes. Describe.....

**10. Firearms**

Examples: Pistols, rifles, shotguns, ammunition, and related equipment

- ☒ No  
☐ Yes. Describe.....

**11. Clothes**

Examples: Everyday clothes, furs, leather coats, designer wear, shoes, accessories

- ☐ No  
☒ Yes. Describe.....

Miscellaneous Clothing

\$500.00

**12. Jewelry**

Examples: Everyday jewelry, costume jewelry, engagement rings, wedding rings, heirloom jewelry, watches, gems, gold, silver

- ☒ No  
☐ Yes. Describe.....

**13. Non-farm animals**

Examples: Dogs, cats, birds, horses

- ☒ No  
☐ Yes. Describe.....

**14. Any other personal and household items you did not already list, including any health aids you did not list**

- ☒ No  
☐ Yes. Give specific information.....

**15. Add the dollar value of all of your entries from Part 3, including any entries for pages you have attached for Part 3. Write that number here .....**

\$1,800.00

**Part 4: Describe Your Financial Assets**

**Do you own or have any legal or equitable interest in any of the following?**

**Current value of the portion you own? Do not deduct secured claims or exemptions.**

**16. Cash**

Examples: Money you have in your wallet, in your home, in a safe deposit box, and on hand when you file your petition

- ☐ No  
☒ Yes.....

Petty Cash

\$1,000.00

**17. Deposits of money**

Examples: Checking, savings, or other financial accounts; certificates of deposit; shares in credit unions, brokerage houses, and other similar institutions. If you have multiple accounts with the same institution, list each.

- ☐ No  
☒ Yes.....

Institution name:

17.1. Checking

Citizens Bank (Acct No. XXXXX4867)

\$354.51

17.2. Checking

Citizens Bank (Acct No. XXXXX-267-6)

\$100.00

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17.3. Checking	<u>TD Bank</u>	<u>\$280.00</u>
17.4. Checking	<u>Victory Bank</u>	<u>\$1,133.00</u>
17.5.	<u>Bank of Princeton</u>	<u>\$354.51</u>
17.6. Savings	<u>Citizens Bank</u>	<u>\$600.00</u>

**18. Bonds, mutual funds, or publicly traded stocks**

Examples: Bond funds, investment accounts with brokerage firms, money market accounts

☒ No

☐ Yes.....

Institution or issuer name:

**19. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including an interest in an LLC, partnership, and joint venture**

☐ No

☒ Yes. Give specific information about them.....

Name of entity:	% of ownership:	
<u>1028 Arch LP</u>	<u>49.5</u> %	<u>Unknown</u>
<u>500 Loft LLC with a registered mailing address of 525 N. 11th Street, Suite 102, Philadelphia, PA 19123 (Property Previously Sold)</u>	<u>100</u> %	<u>Unknown</u>
<u>1028 Arch GP, LLC with a registered mailing address of 525 N. 11th Street, Suite 102, Philadelphia, PA 19123</u>	<u>100</u> %	<u>\$0.00</u>
<u>AJ Fortune, LLC with a registered address of 8 Barn Owl Court, Phoenixville, PA 19460 [Property Previously Sold]</u>	<u>100</u> %	<u>\$0.00</u>
<u>Arch Development, LLC with a registered address of 525 N. 11th Street, Suite 102, Philadelphia, PA 19123 [Property Previously Sold]</u>	<u>99</u> %	<u>\$0.00</u>
<u>C.C. Loft Associates, LLC with a registered address of 1204 Chestnut Street, Philadelphia PA 19107</u>	<u>50</u> %	<u>\$100,000.00</u>
<u>Hunting Park Investment, LLC with a registered address of 1018 Cherry Street, Philadelphia, PA 19107</u>	<u>50</u> %	<u>\$230,000.00</u>
<u>Etown Development, LLC with a registered address of 525 N. 11th Street, Suite 102, Philadelphia, PA 19123</u>	<u>50</u> %	<u>\$175,000.00</u>
<u>WWX Realty, LLC with a registered address of 1027 Ridge Avenue, Unit 101, Philadelphia PA 19123</u>	<u>99.5</u> %	<u>\$0.00</u>
<u>United Developments, LLC</u>	<u>94</u> %	<u>\$0.00</u>
<u>UIG Construction, LLC with a registered address of 525 N. 11th Street, Suite 101, Philadelphia, PA 19123</u>	<u>99.5</u> %	<u>Unknown</u>

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UD Realty, LP with a registered address of 525 N. 11th Street, Suite 102, Philadelphia, PA 19123	99	%	\$0.00
JM Capital US, LLC	100	%	Unknown
JM Investment US LP	79	%	Unknown
JP Vision LP with a registered address of 525 N. 11th Street, Suite 102, Philadelphia, PA 19123	49.5	%	Unknown
Lancaster Pride Realty, LP	85	%	\$1,000,000.00
MJ Central Investment, LP with a registered address of 525 N. 11th Street, Suite 101, Philadelphia, PA 19123	79	%	\$650,000.00
Spring Garden Marketing & Investment LLC with a registered address of 452-468 N 9th Street, Philadelphia PA 19123	99	%	\$800,000.00
Redevelopment Consultants, LLC	1	%	\$0.00
Spring Holding, LLC	100	%	\$0.00
PA Ridge Associate, a Pennsylvania Limited Partnership	89.5	%	Unknown
Jl Investments, LLC with a registered address of 525 N. 11th Street, Suite 101, Philadelphia, PA 19123	99.5	%	\$0.00
Grand Resort Hotel, LLC	99.9	%	Unknown
United Investments Group, LP	43	%	Unknown
JJ Capital US, LLC	100	%	\$0.00
Vine International Investments, LP	99	%	\$250,000.00
448 Lofts, LLC	56	%	Unknown
Osage Realty Investment, LLC	50	%	\$0.00
AJ Land, LLC		%	Unknown
United Associates, LP	55	%	\$260,000.00
City Hotel Group, Inc.	64	%	\$0.00
Wei's Properties, Inc. with a registered address of 448 N. 12th Street, Philadelphia	100	%	\$0.00
JP Vision Investment, LLC	100	%	\$0.00
JD Living USA, LLC	50	%	\$0.00
1422 North 8th LLC		%	\$0.00

20. Government and corporate bonds and other negotiable and non-negotiable instruments  
*Negotiable instruments* include personal checks, cashiers' checks, promissory notes, and money orders.  
*Non-negotiable instruments* are those you cannot transfer to someone by signing or delivering them.  
☒ No

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☐ Yes. Give specific information about them

Issuer name:

**21. Retirement or pension accounts**

Examples: Interests in IRA, ERISA, Keogh, 401(k), 403(b), thrift savings accounts, or other pension or profit-sharing plans

☒ No

☐ Yes. List each account separately.

Type of account:

Institution name:

**22. Security deposits and prepayments**

Your share of all unused deposits you have made so that you may continue service or use from a company

Examples: Agreements with landlords, prepaid rent, public utilities (electric, gas, water), telecommunications companies, or others

☐ No

☒ Yes. ....

Security Deposit

Institution name or individual:

Independence Press Building Master Tenant,  
LLC

\$3,500.00

**23. Annuities (A contract for a periodic payment of money to you, either for life or for a number of years)**

☒ No

☐ Yes. .... Issuer name and description.

**24. Interests in an education IRA, in an account in a qualified ABLE program, or under a qualified state tuition program.**

26 U.S.C. §§ 530(b)(1), 529A(b), and 529(b)(1).

☒ No

☐ Yes. .... Institution name and description. Separately file the records of any interests. 11 U.S.C. § 521(c):

**25. Trusts, equitable or future interests in property (other than anything listed in line 1), and rights or powers exercisable for your benefit**

☒ No

☐ Yes. Give specific information about them...

**26. Patents, copyrights, trademarks, trade secrets, and other intellectual property**

Examples: Internet domain names, websites, proceeds from royalties and licensing agreements

☒ No

☐ Yes. Give specific information about them...

**27. Licenses, franchises, and other general intangibles**

Examples: Building permits, exclusive licenses, cooperative association holdings, liquor licenses, professional licenses

☒ No

☐ Yes. Give specific information about them...

Money or property owed to you?

Current value of the  
portion you own?  
Do not deduct secured  
claims or exemptions.

**28. Tax refunds owed to you**

☒ No

☐ Yes. Give specific information about them, including whether you already filed the returns and the tax years.....

**29. Family support**

Examples: Past due or lump sum alimony, spousal support, child support, maintenance, divorce settlement, property settlement

☒ No

☐ Yes. Give specific information.....

**30. Other amounts someone owes you**

Examples: Unpaid wages, disability insurance payments, disability benefits, sick pay, vacation pay, workers' compensation, Social Security benefits; unpaid loans you made to someone else

☒ No

☐ Yes. Give specific information.

**31. Interests in insurance policies**

Examples: Health, disability, or life insurance; health savings account (HSA); credit, homeowner's, or renter's insurance

☐ No

☒ Yes. Name the insurance company of each policy and list its value.

Company name:

Beneficiary:

Surrender or refund  
value:

Life Insurance

Jian Mei He

\$8,230.00

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32. Any interest in property that is due you from someone who has died

If you are the beneficiary of a living trust, expect proceeds from a life insurance policy, or are currently entitled to receive property because someone has died.

☒ No

☐ Yes. Give specific information..

33. Claims against third parties, whether or not you have filed a lawsuit or made a demand for payment

Examples: Accidents, employment disputes, insurance claims, or rights to sue

☒ No

☐ Yes. Describe each claim.....

34. Other contingent and unliquidated claims of every nature, including counterclaims of the debtor and rights to set off claims

☒ No

☐ Yes. Describe each claim.....

35. Any financial assets you did not already list

☒ No

☐ Yes. Give specific information..

36. Add the dollar value of all of your entries from Part 4, including any entries for pages you have attached for Part 4. Write that number here.....

\$3,480,552.02

Part 5 Describe Any Business-Related Property You Own or Have an Interest In. List any real estate in Part 1.

37. Do you own or have any legal or equitable interest in any business-related property?

☒ No. Go to Part 6.

☐ Yes. Go to line 38.

Part 6 Describe Any Farm- and Commercial Fishing-Related Property You Own or Have an Interest In. If you own or have an interest in farmland, list it in Part 1.

46. Do you own or have any legal or equitable interest in any farm- or commercial fishing-related property?

☒ No. Go to Part 7.

☐ Yes. Go to line 47.

Part 7: Describe All Property You Own or Have an Interest In That You Did Not List Above

53. Do you have other property of any kind you did not already list?

Examples: Season tickets, country club membership

☒ No

☐ Yes. Give specific information.....

54. Add the dollar value of all of your entries from Part 7. Write that number here .....

\$0.00

Part 8: List the Totals of Each Part of this Form

55. Part 1: Total real estate, line 2 .....		<u>\$461,000.00</u>
56. Part 2: Total vehicles, line 5 .....	<u>\$0.00</u>	
57. Part 3: Total personal and household items, line 15 .....	<u>\$1,800.00</u>	
58. Part 4: Total financial assets, line 36 .....	<u>\$3,480,552.02</u>	
59. Part 5: Total business-related property, line 45 .....	<u>\$0.00</u>	
60. Part 6: Total farm- and fishing-related property, line 52 .....	<u>\$0.00</u>	
61. Part 7: Total other property not listed, line 54 .....	<u>\$0.00</u>	
62. Total personal property. Add lines 56 through 61...	<u>\$3,482,352.02</u>	Copy personal property total <u>\$3,482,352.02</u>
63. Total of all property on Schedule A/B. Add line 55 + line 62 .....		<u>\$3,943,352.02</u>